

TENNESSEE HOUSING DEVELOPMENT AGENCY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2003 (Unaudited), DECEMBER 31, 2002 (Unaudited)
JUNE 30, 2003, AND JUNE 30, 2002

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a. Reporting Entity

The Tennessee Housing Development Agency was created by an act of the legislature (Chapter 241, Public Acts, 1973). The act was approved by the Governor on May 14, 1973. The enabling legislation can be found in *Tennessee Code Annotated*, Section 13-23-101 *et seq.* The purpose of the agency is to improve housing and living conditions for lower- and moderate-income persons and families in Tennessee by making loans and mortgages to qualified sponsors, builders, developers, and purchasers of low- and moderate-income family dwellings.

Agency operations are directed by a 19-member board of directors. The board consists of five members who serve *ex officio* (the State Treasurer, the Comptroller of the Treasury, the Commissioner of the Department of Finance and Administration, the Secretary of State, and a staff assistant to the Governor), and 14 appointed members -- 12 appointed by the Governor and one each by the Speaker of the House and the Speaker of the Senate. The board includes representatives of the housing, real estate, home-building, and mortgage-lending industries; representatives of local government and nonprofit organizations; and citizens from the public at-large.

In order to accomplish its objectives, the agency is authorized to raise funds through the issuance of bonds and notes. Bonds and notes issued by the agency are not general obligations of the State of Tennessee or any of its political subdivisions, and neither the faith and credit nor the taxing power of the state or any political subdivision is pledged for payment of the principal or interest on such bonds or notes.

The Tennessee Housing Development Agency is a component unit of the State of Tennessee. Although the agency is a separate legal entity, the state appoints a majority of its governing body, approves its budget, and provides some financial support. The agency is discretely presented in the *Tennessee Comprehensive Annual Financial Report*.

b. Basis of Presentation

The accompanying financial statements have been prepared in conformity with generally accepted accounting principles as prescribed by the Governmental Accounting Standards Board (GASB). The agency follows all applicable GASB pronouncements as well as applicable private-sector pronouncements issued on or before November 30, 1989. Certain accounting policies and procedures are stipulated in the agency's Mortgage Finance Program, Single Family Program, and Homeownership Program bond resolutions and the Single Family Mortgage Notes trust indenture. The agency follows these procedures in establishing and maintaining the various funds and accounts for its programs. Revenues and expenses applicable to each fund and account are recorded therein.

c. Basis of Accounting and Measurement Focus

The accompanying financial statements have been prepared using the accrual basis of accounting and the flow of economic resources measurement focus. Under this basis, revenues are recorded when earned and expenses are recorded when liabilities are incurred.

d. New Accounting Standards Adopted

During the year ended June 30, 2002, the agency implemented GASB Statement No. 34, "Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments," as amended by Statement No. 37 "Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments: Omnibus" and implemented Statement No. 38, "Certain Financial Statement Note Disclosures." Statement No. 34, as amended and modified,

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commonly referred to as the new reporting model retained much of the old reporting and disclosure requirements under the prior reporting model, with certain modifications and newly added information. The most significant effects on the agency's financial statements were the addition of Management's Discussion and Analysis as required supplementary information and the reclassification of the prior equity section, including contributed capital and retained earnings, into three categories of net assets.

e. Capital Assets

The agency records furniture and office equipment at cost and follows the straight-line method of depreciating the assets over their estimated useful lives, which are determined considering physical factors as well as obsolescence factors. Capital assets are defined by the agency as assets with an initial, individual cost of \$5,000 or more.

f. Restricted Assets

Restricted assets are comprised of the Debt Service Reserve Funds. The bond resolutions require the agency to establish a Debt Service Reserve Fund for each bond issue. The bond resolutions require that if the Debt Service and Expense Funds or the Revenue Funds of a bond issue are not sufficient to provide for interest or principal and sinking fund requirements of that issue that funds be transferred from the Debt Service Reserve Fund to cover any deficiency.

g. Bond Issuance Costs, Refunding Costs, and Interest Accretion

1. Bond Issuance Costs: The agency amortizes bond issuance costs using the interest method over the life of the related bond issue. The agency began using the interest method on July 1, 2002. Prior to that the agency used the bonds outstanding method. The change has no material effect on the results of operations. Unamortized bond issuance costs are reported as deferred charges.
2. Bond and Note Refunding Costs: The agency amortizes bond and note refunding costs using the straight-line method. Bonds and notes payable are reported net of the deferred amount on refundings.
3. Interest Accretion: The difference between the face amount of deep discount bonds and the public offering price is not treated as bond discount. Deep discount bonds are subject to redemption at prices which increase from the public offering price up to the face amount. The carrying amount of these bonds is adjusted monthly to reflect the increased liability, with a corresponding charge to interest expense.
4. Mortgage Discount: Discounts on 30-year mortgage loans purchased by the agency are amortized using the straight-line method over 17 years, the estimated average life of mortgages. The amount amortized is credited to interest income.

h. Cash and Cash Equivalents

In addition to demand deposits, petty cash, and deposits in the pooled investment fund administered by the State Treasurer, this classification includes short-term investments with original maturities of three months or less from the date of acquisition.

i. Investments

The agency has established guidelines for its funds to meet the requirements of the bond resolutions and to comply with the statutes of the State of Tennessee. Permitted investments include the following: direct obligations of the U.S. Treasury and U.S. Agencies; obligations guaranteed by the U.S.; public housing bonds secured by contracts with the U.S.; direct and general obligations of the

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State of Tennessee or obligations guaranteed by the State of Tennessee; obligations of other states or instrumentalities thereof which are rated in either of the two highest rating categories by Moody's Investor Service or Standard & Poor's Corporation; interest bearing time or demand deposits; collateralized certificates of deposit in authorized state depositories; and repurchase agreements collateralized by authorized securities.

Investments are stated at fair value.

j. Accrual of Interest Income

Interest on first mortgage loans receivable and investment securities is credited to income as earned and classified as interest receivable.

k. Mortgages

Mortgages are carried at their original amount less principal collected.

l. Operating Revenues and Expenses

The agency was created with the authority to issue bonds to the investing public in order to create a flow of private capital through the agency into mortgage loans to certain qualified individuals and qualified housing sponsors. The agency's primary operation is to borrow funds in the bond market and issue those funds to make single-family and multi-family loans. The primary operating revenue is the interest income on outstanding mortgages and the investment income from proceeds of bonds. The primary operating expense of the agency is the interest expense on bonds outstanding.

m. Changes in Classifications

In conjunction with the implementation of GASB Statement No. 34, the agency determined that certain assets should be shown as restricted assets and certain liabilities should be shown as noncurrent liabilities.

n. Direct Servicing

On May 1, 2003, the agency began a pilot program called Direct Servicing for servicing mortgages originated by the agency.

NOTE 2. DEPOSITS AND INVESTMENTS

a. Deposits

At December 31, 2003, the carrying amount of the agency's deposits was \$5,032,809 and the bank balances were \$6,255,770. Of the balances, \$1,323,152 was insured and \$4,932,618 was collateralized with securities held by the pledging financial institution's agent but not in the agency's name. At December 31, 2002, the carrying amount of the agency's deposits was \$15,180,258 and the bank balances were \$11,888,381. Of the bank balances, the entire amount was covered by insurance or by collateral held by the agency's agent in the agency's name.

At June 30, 2003, the carrying amount of the agency's deposits was \$12,671,321 and the bank balances were \$13,234,158. Of the bank balances, \$1,272,376 was insured and \$11,961,782 was collateralized with securities held by the pledging financial institution's agent but not in the agency's name. On several days during the year, the amounts collateralized with securities held by the pledging financial institution's agent but not in the agency's name significantly exceeded the amount at year-

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end.

The

agency and Wachovia Bank, the agency's trustee, established a procedure in which all uninvested cash balances were swept into a money market account at the close of each business day. After the end of the fiscal year ended June 30, 2003, it was discovered that not all of the agency's deposits were being swept into the money market account at the close of each business day. The agency and Wachovia are in the process of resolving this issue.

The laws of the State of Tennessee require that collateral be pledged at 105% of the value of uninsured deposits; however, collateral was pledged at 100%. The agency and Wachovia are in the process of resolving this issue. The agency's bond resolutions require deposits to be fully secured.

At June 30, 2002, the carrying amount of the agency's deposits was \$45,129,125 and the bank balances were \$45,516,142. Of the bank balances, \$36,865,513 was covered by insurance or by collateral held by the agency's agent in the agency's name, and \$8,650,629 was uninsured and uncollateralized. On the next day, July 1, 2002, the agency paid debt service on outstanding bonds, which reduced the bank balances well below the level of collateral. On October 2, 2002 the agency's trustee was changed to Wachovia Bank. The cash balances are swept daily into a U.S. Treasury Money Market Fund. This fund is a permitted investment under both bond resolutions. Cash balances remaining after the sweep are collateralized with securities held by the pledging financial institution's agent but not in the agency's name.

The carrying amount of cash on deposit in the State Treasurer's pooled investment fund was \$583,551 on December 31, 2003. The carrying amount of cash on deposit in the State Treasurer's pooled investment fund was \$5,112,171 on December 31, 2002. The carrying amount of cash on deposit in the State Treasurer's pooled investment fund was \$5,139,728 on June 30, 2003. The carrying amount of cash on deposit in the State Treasurer's pooled investment fund was \$10,678,318 on June 30, 2002. The pool's custodial credit risk is presented in the *Tennessee Comprehensive Annual Financial Report*. That report may be obtained by writing to the Tennessee Department of Finance and Administration, Division of Accounts, 14th Floor William R Snodgrass Tennessee Tower, 312 Eighth Avenue North, Nashville, Tennessee 37243-0298, or by calling (615) 741-2140.

b. Investments

The agency's investments are categorized to indicate the level of custodial risk assumed by the agency at year-end. Category 1 includes investments that are insured or registered or for which the securities are held by the agency or its agent in the agency's name. Category 2 includes uninsured and unregistered investments for which the securities are held by the counterparty's trust department or agent in the agency's name. Category 3 includes uninsured and unregistered investments for which the securities are held by the counterparty or by its trust department or agent but not in the agency's name. The agency's bond resolutions require repurchase agreements to be fully collateralized. On October 2, 2002 the agency's trustee was changed to Wachovia Bank. The new trustee has established an account in the agency's name for the purpose of holding collateral on repurchase agreements. This method will provide for easier monitoring of collateral than has been the case in the past. Investments are categorized as follows:

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December 31, 2003				
	Category			Fair
	<u>1</u>	<u>2</u>	<u>3</u>	Value
Cash equivalents				
Repurchase agreements	\$ 26,000,000			\$ 26,000,000
U S government securities	346,374,732			346,374,732
Total cash equivalents	<u>\$ 372,374,732</u>			<u>\$ 372,374,732</u>
Investments				
U S government securities	\$ 364,648,205			\$ 364,648,205
State & local government securities	440,000			440,000
Total investments	<u>\$ 365,088,205</u>			<u>\$ 365,088,205</u>
Cash Equivalents and investments not subject to categorization:				
Money Market Mutual Fund				\$ 30,165,361
Total cash equivalents and investments				<u><u>\$ 767,628,298</u></u>
December 31, 2002				
	Category			Fair
	<u>1</u>	<u>2</u>	<u>3</u>	Value
Cash equivalents and short-term investments				
Money Market Mutual Fund	\$ 40,698,267			\$ 40,698,267
Repurchase agreements	137,000,000			137,000,000
U S government securities	30,481,057			30,481,057
Total cash equivalents and short-term investments	<u>\$ 208,179,324</u>			<u>\$ 238,084,050</u>
Long-term investments				
U S government securities	\$ 503,412,075			\$ 503,412,075
State & local government securities	452,512			452,512
Total long-term investments	<u>\$ 503,864,588</u>			<u>\$ 503,864,588</u>
Total	<u><u>\$ 712,043,912</u></u>			<u><u>\$ 712,043,912</u></u>

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June 30, 2003				
	Category			Fair Value
	<u>1</u>	<u>2</u>	<u>3</u>	
Cash equivalents				
Repurchase agreements	\$ 251,000,000			\$ 251,000,000
U S government securities	51,095,028			51,095,028
Total cash equivalents	<u>\$ 302,095,028</u>			<u>\$ 302,095,028</u>
Investments				
Repurchase agreements	\$ 38,000,000			\$ 38,000,000
U S government securities	410,080,608			410,080,608
State & local government securities	457,808			457,808
Total investments	<u>\$ 448,538,416</u>			<u>\$ 448,538,416</u>
Cash Equivalents and investments not subject to categorization:				
Money Market Mutual Fund				\$ 46,475,422
Unsettled Investment Acquisitions				
U S government securities				4,040,640
Total cash equivalents and investments				<u><u>\$ 801,149,506</u></u>

The agency's bond resolutions require that repurchase agreements be continuously and fully secured with collateral having a market value equal at all times to the repurchase agreement. The market value of securities underlying repurchase agreements fell significantly below this required level on a few occasions during the year, but no losses were incurred. The agency and Wachovia are in the process of resolving this issue.

June 30, 2002				
	Category			Fair Value
	<u>1</u>	<u>2</u>	<u>3</u>	
Cash equivalents and short-term investments				
Repurchase agreements	\$ 167,807,894		\$ 1,192,106	\$ 169,000,000
U S government securities	69,084,050		0	69,084,050
Total cash equivalents and short-term investments	<u>\$ 236,891,944</u>		<u>\$ 1,192,106</u>	<u>\$ 238,084,050</u>
Long-term investments				
U S government securities	\$ 484,635,489			\$ 484,635,489
State & local government securities	902,432			902,432
Total long-term investments	<u>\$ 485,537,921</u>			<u>\$ 485,537,921</u>
Unsettled Investment Acquisitions				
U S government securities				1,982,042
Total cash equivalents and investments				<u><u>\$ 725,604,013</u></u>

NOTE 3. CHECKS PAYABLE

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This amount represents the sum of checks written in excess of the agency's checking account balance because of the agency's use of a controlled disbursement account. Through the use of a controlled

disbursement account, the agency maximizes interest income by transferring from an investment account only funds necessary to cover the checks that clear the bank daily.

NOTE 4. LIABILITIES

a. Bonds Issued and Outstanding

BONDS ISSUED AND OUTSTANDING							
(Thousands)							
Series	Maturity Range	Issued Amount	Interest Rate (Percent)	Ending Balance 12/31/2003	Ending Balance 12/31/2002	Ending Balance 6/30/2003	Ending Balance 6/30/2002
MORTGAGE FINANCE PROGRAM BONDS							
1993A	1/1/99-7/1/2028	\$265,910	4.70 to 5.95	\$ -0-	\$208,825	\$198,550	\$217,915
1994A	1/1/96-7/1/2025	60,000	4.40 to 6.90	7,840	30,785	28,240	32,860
1994B	7/1/96-7/1/2025	100,000	4.50 to 6.60	34,425	51,405	46,815	56,310
1995A	1/1/97-7/1/2026	80,000	5.45 to 7.125	4,525	39,395	36,205	43,170
1995B/C	1/1/97-7/1/2026	100,000	4.80 to 6.55	43,570	56,960	52,740	60,405
2003A	7/1/2004-7/1/2034	191,885	1.70 to 5.35	191,885	-0-	-0-	-0-
Total Mortgage Finance Program Bonds		<u>\$797,795</u>		\$282,245	\$387,370	\$362,550	\$410,660
Less: Deferred Amount on Refundings				(4,222)	(533)	(520)	(547)
Net Mortgage Finance Program Bonds				<u>\$278,023</u>	<u>\$386,837</u>	<u>\$362,030</u>	<u>\$410,113</u>
HOMEOWNERSHIP PROGRAM BONDS							
Issue G	7/1/89-7/1/2006	\$ 24,845	5.25 to 7.65	\$ -0-	\$ -0-	\$ -0-	\$ 5
Issue K	7/1/92-7/1/2021	74,775	6.4 to 8.125	1	1	1	1
			Interest accretion	2	2	2	2
Issue WR	7/1/94-7/1/2017	49,900	4.25 to 6.80	-0-	20,880	17,775	28,500
Issue Y1/Z1	1/1/95-7/1/2024	50,000	3.50 to 6.10	14,405	20,200	18,460	22,640
Issue Y2/Z2	1/1/95-7/1/2024	30,000	3.50 to 5.75	9,960	13,830	12,770	15,790
1995-1	1/1/97-7/1/2026	65,000	4.35 to 6.48	16,865	23,545	22,140	24,920
1996-1	7/1/97-1/1/2026	40,000	4.00 to 5.85	21,635	28,620	27,280	30,705
1996-2	1/1/98-7/1/2027	65,000	4.40 to 6.375	32,235	48,840	45,295	51,630
1996-3	7/1/99-7/1/2028	65,000	4.30 to 6.00	26,600	36,525	34,665	38,660
1996-4	7/1/98-7/1/2027	55,000	4.35 to 6.45	25,860	43,115	40,370	46,140
1996-5	7/1/99-7/1/2028	60,000	3.85 to 5.75	41,305	51,920	49,255	54,065
1997-1	7/1/99-7/1/2028	57,885	4.00 to 5.40	39,655	50,370	47,575	52,165
1997-2	7/1/2000-7/1/2029	50,000	3.20 to 5.20	34,850	45,125	42,240	46,945
1997-3	1/1/98-7/1/2017	88,008	4.00 to 5.85	31,336	58,929	56,937	60,730
			Interest accretion	11,779	18,971	20,426	17,388
1998-1	7/1/2001-7/1/2030	50,000	3.95 to 5.40	35,550	45,115	41,630	46,910
1998-2	7/1/2000-7/1/2029	30,000	4.00 to 5.375	19,010	26,140	24,095	27,560
1998-3	7/1/2000-7/1/2031	80,000	3.70 to 6.15	50,665	69,665	65,670	73,480
1999-1	7/1/2001-7/1/2031	41,000	3.95 to 6.25	26,190	36,425	33,355	37,590
1999-2	7/1/2001-7/1/2031	150,000	4.25 to 5.70	63,760	89,005	83,635	92,605
1999-3	7/1/2001-7/1/2031	110,000	4.30 to 6.15	61,305	94,575	85,690	102,845
2000-1	7/1/2001-7/1/2031	105,000	4.60 to 6.40	60,510	97,295	91,165	101,405
2000-2	7/1/2001-7/1/2031	110,000	5.00 to 7.93	84,095	104,220	101,280	108,590
2001-1	7/1/2001-7/1/2032	135,390	3.41 to 5.65	100,220	119,715	113,535	127,110
2001-2	1/1/2003-7/1/2032	60,000	3.10 to 5.375	54,210	59,580	58,060	60,000
2001-3	1/1/2003-7/1/2032	64,580	2.85 to 5.45	55,330	64,520	61,785	64,580
2002-1	7/1/2003-7/1/2033	85,000	1.85 to 5.45	78,120	85,000	84,350	85,000
2002-2	1/1/2004-7/1/2033	85,000	2.25 to 5.40	80,730	85,000	85,000	-0-
2003-1	7/1/2004-7/1/2033	50,000	1.20 to 5.10	50,000	-0-	50,000	-0-
2003-2	7/1/2004-1/1/2034	60,000	1.10 to 4.40	60,000	-0-	-0-	-0-
2003-3	7/1/2004-7/1/2034	75,000	1.20 to 5.00	75,000	-0-	-0-	-0-
Total Homeownership Program Bonds		<u>\$2,066,383</u>		\$1,261,183	\$1,437,128	\$1,414,441	\$1,417,961
Less: Deferred Amount on Refundings				(6,746)	(7,323)	(6,965)	(7,680)
Net Homeownership Program Bonds				<u>1,254,437</u>	<u>1,429,805</u>	<u>1,407,476</u>	<u>1,410,281</u>

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Net Total All Issues

\$1,532,460 \$1,816,642 \$1,769,506 \$1,820,394

b. Debt Service Requirements

Debt service requirements to maturity at June 30, 2003 are as follows (expressed in thousands):

For the Year(s) Ending <u>June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Requirements</u>
2004	\$ 241,029	\$ 98,396	\$ 339,425
2005	53,675	83,270	136,945
2006	59,207	82,648	141,855
2007	61,621	80,457	142,078
2008	63,315	78,023	141,338
2009 – 2013	249,781	327,058	576,839
2014 – 2018	252,610	257,695	510,305
2019 – 2023	300,395	179,367	479,762
2024 – 2028	284,300	96,537	380,837
2029 – 2033	186,425	24,231	210,656
2034	<u>4,205</u>	<u>108</u>	<u>4,313</u>
Total	<u>\$1,756,563</u>	<u>\$1,307,790</u>	<u>\$3,064,353</u>

The debt principal in the preceding table is \$12.943 million less than that presented in the accompanying financial statements. Of this amount, \$20.428 million represents the accretion to date of interest on deep discount bonds in those years preceding the first principal payment on these bonds. This accretion has been reported as bond principal in the financial statements; it has been reported above as interest in those years (2004-2017) in which the bonds mature. In addition, \$7.485 million, which is a deduction from bonds payable for the deferred amount on refundings, is not reflected in the above presentation.

c. Redemption of Bonds and Notes

During the six months ended December 31, 2003, bonds were retired at par before maturity in the Mortgage Finance Program in the amount of \$4,460,000 and in the Homeownership Program Bonds in the amount of \$67,218,222. The respective carrying values of the bonds were \$4,411,014 and \$66,741,967. This resulted in an expense to the Mortgage Finance Program of \$48,986 and the Homeownership Program of \$476,255.

On July 1, 2003, the agency used \$190,465,000 of Single Family Mortgage Program Notes, 2002CN-1, to refund bonds previously issued in the Mortgage Finance Program and the Homeownership Program (this amount consists of \$180,485,000 early redemption and \$9,980,000 current maturities). The carrying amount of these bonds was \$188,991,633. The refunding resulted in a difference of \$1,473,367 between the reacquisition price and the net carrying amount of the old debt. This difference is charged to operations in the current year. A portion of these notes were refunded with bonds after year-end; therefore, the full economic impact of the refunding was not determined as of December 31, 2003.

On July 31, 2003, the agency issued \$60,000,000 in Homeownership Program Bonds, Issue 2003-2 A & B. On August 14, 2003, the agency used \$27,070,000 of these bonds to partially refund the convertible drawdown notes, 2002CN-1, which was used January 1, 2003 to refund certain bonds previously issued in the Mortgage Finance Program and the Homeownership Program. The refunding decreased the agency's debt service by \$2,694,900 over the next 30.5 years, but the agency realized an

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economic gain (the difference between the present values of the old and new debt service payments) of \$4,923,598.

On August 14, 2003 a principal redemption was made on the Series 2002CN-1 Notes in the amount of \$27,070,000.

On September 4, 2003, the agency issued \$191,885,000 in Mortgage Finance Program Bonds, Issue 2003A. On September 17, 2003, all outstanding 1993 Series A bonds were refunded by issue 2003A. Mortgage prepayments and excess reserves were used to call \$39,250,000 of the bonds at par. The Optional Redemption provision was used to call the remaining \$152,670,000 bonds at 102 percent. The carrying amount of these bonds was \$194,272,564. A call premium of \$3,053,400 was paid on the redemption of these bonds. The refunding resulted in a difference of \$700,836 between the reacquisition price and the net carrying amount of the old debt. This difference, reported in the accompanying financial statements as a deduction from bonds payable, is being charged to operations through the year 2028. The refunding increased the agency's debt service by \$27,458,335 over the next 31 years, but the agency realized an economic gain (the difference between the present values of the old and new debt service payments) of \$7,499,720.

On November 3, 2003, the agency used \$89,355,000 of Single Family Mortgage Program Notes, 2002CN-1, to refund bonds previously issued in the Mortgage Finance Program and the Homeownership Program (this amount consists of \$89,355,000 early redemption and \$0 current maturities). The carrying amount of these bonds was \$88,675,883. The refunding resulted in a difference of \$679,117 between the reacquisition price and the net carrying amount of the old debt. This difference is charged to operations in the current year. This refunding was accomplished using proceeds of short-term debt, which will in turn be refunded upon maturity; therefore, the full economic impact of the refunding was not determined as of December 31, 2003.

On November 5, 2003, the agency issued \$75,000,000 in Homeownership Program Bonds, Issue 2003-3 A & B. On November 13, 2003, the agency used \$37,555,000 of these bonds to partially refund the convertible drawdown notes, 2002CN-1, which was used January 1, 2003 and July 1, 2003 to refund certain bonds previously issued in the Mortgage Finance Program and the Homeownership Program. The refunding increased the agency's debt service by \$6,527,806 over the next 30.5 years, but the agency realized an economic gain (the difference between the present values of the old and new debt service payments) of \$4,000,240.

On November 13, 2003 a principal redemption was made on the Series 2002CN-1 Notes in the amount of \$37,555,000.

During the six months ended December 31, 2002, bonds were retired at par before maturity in the Mortgage Finance Program in the amount of \$1,325,000 and in the Homeownership Program Bonds in the amount of \$16,360,909. The respective carrying values of the bonds were \$1,309,323 and \$16,241,676. This resulted in an expense to the Mortgage Finance Program of \$15,677 and the Homeownership Program of \$119,233.

During the year ended June 30, 2003, bonds were retired at par before maturity in the Mortgage Finance Program in the amount of \$3,120,000 and in the Homeownership Program Bonds in the amount of \$42,131,176. The respective carrying values of the bonds were \$3,085,935 and \$41,811,344. This resulted in an expense to the Mortgage Finance Program of \$34,065 and the Homeownership Program of \$319,832.

On July 1, 2002, the agency used \$57,460,000 of Single Family Mortgage Program Notes, 2001CN-1, to refund bonds previously issued in the Mortgage Finance Program and the Homeownership Program (this amount consists of \$47,565,000 early redemption and \$9,895,000 current maturities). The carrying amount of these bonds was \$57,019,806. The refunding resulted in a difference of \$440,194

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between the reacquisition price and the net carrying amount of the old debt. This difference is charged to operations in the current year.

On July 31, 2002, the agency issued \$85,000,000 in Homeownership Program Bonds, Issue 2002-2 A & B. On September 12, 2002, the agency used \$56,600,000 of these bonds to partially refund the convertible drawdown notes, 2001CN-1, which was used July 1, 2002 to refund certain bonds previously issued in the Mortgage Finance Program and the Homeownership Program. The refunding increased the agency's debt service by \$13,918,085 over the next 30.5 years, but the agency realized an economic gain (the difference between the present values of the old and new debt service payments) of \$209,641.

On December 12, 2002, the agency drew down \$11,385,000 of convertible drawdown notes, 2002CN-1. This amount was used to refund at maturity the 2001CN-1 drawdown notes on December 12, 2002.

On January 2, 2003, the agency drew down \$65,110,000 of Single Family Mortgage Program Notes, 2002CN-1, to refund bonds previously issued in the Mortgage Finance Program and the Homeownership Program (this amount consists of \$55,725,000 early redemption and \$9,385,000 current maturities). The carrying amount of these bonds was \$64,626,178. The refunding resulted in a difference of \$483,822 between the reacquisition price and the net carrying amount of the old debt. This difference is charged to operations in the current year. A portion of these notes were refunded with bonds after year-end; therefore, the full economic impact of the refunding was not determined as of June 30, 2003.

On March 1, 2003, the agency drew down \$235,000 of Single Family Mortgage Program Notes, 2002CN-1, to refund bonds previously issued in the Homeownership Program (this amount consists of \$235,000 early redemption and \$0 current maturities). The carrying amount of these bonds was \$233,500. The refunding resulted in a difference of \$1,500 between the reacquisition price and the net carrying amount of the old debt. This difference is charged to operations in the current year.

On February 27, 2003, the agency issued \$50,000,000 in Homeownership Program Bonds, Issue 2003-1 A & B. On April 10, 2003, the agency used \$25,660,000 of these bonds to partially refund the convertible drawdown notes, 2002CN-1, which was used on December 12, 2002 and January 2, 2003 to refund certain bonds and notes previously issued in the Mortgage Finance Program, the Homeownership Program, and the Single Family Mortgage Program Notes. The refunding decreased the agency's debt service by \$14,401,030 over the next 30 years, but the agency realized an economic gain (the difference between the present values of the old and new debt service payments) of \$12,308,243.

During the year ended June 30, 2002, bonds were retired at par before maturity in the Mortgage Finance Program Bonds in the amount of \$2,455,000 and in the Homeownership Program Bonds in the amount of \$20,757,557. The respective carrying values of these bonds were \$2,435,076 and \$20,619,635. This resulted in an expense to the Mortgage Finance Program of \$19,924 and the Homeownership Program of \$137,922.

On July 1, 2001, the agency used \$127,541,965 of Homeownership Program Bonds, Issue 2001-1 A, B, C, and D to refund certain bonds previously issued in the Mortgage Finance Program and the Homeownership Program (this amount consists of \$117,171,965 early redemption and \$10,370,000 current maturities). The carrying amount of these bonds was \$126,587,522. A call premium of \$1,929,039 was paid on the redemption of these bonds. The refunding resulted in a difference of \$2,883,482 between the reacquisition price and the net carrying amount of the old debt. This difference, reported in the accompanying financial statements as a deduction from bonds payable, is being charged to operations through the year 2032. The refunding decreased the agency's debt service

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by \$5,258,147 over the next 31 years, and the agency realized an economic gain (the difference between the present values of the old and new debt service payments) of \$18,485,796.

Also on July 1, 2001, the agency used \$8,980,000 of Single Family Mortgage Program Notes, 2000CN-1, to refund bonds previously issued in the Mortgage Finance Program and the Homeownership Program (this amount consists of \$900,000 early redemption and \$8,080,000 current maturities). The carrying amount of these bonds was \$8,973,222. The refunding resulted in a difference of \$6,778 between the reacquisition price and the net carrying amount of the old debt. This difference is charged to operations in the current and following year. Because short-term notes were used to refund long-term bonds, neither the change in debt service nor the economic gain disclosures are appropriate.

On August 30, 2001, the agency issued \$60,000,000 in Homeownership Program Bonds, Issue 2001-2 A and B. On October 1, 2001, the agency used \$33,740,000 of these bonds to refund certain bonds previously issued in the Mortgage Finance Program and the Homeownership Program. The carrying amount of these bonds was \$33,489,296. The refunding resulted in a difference of \$250,704 between the reacquisition price and the net carrying amount of the old debt. This difference, reported in the accompanying financial statements as a deduction from bonds payable, is being charged to operations through the year 2031. The refunding decreased the agency's debt service by \$6,876,459 over the next 31 years, and the agency realized an economic gain (the difference between the present values of the old and new debt service payments) of \$5,094,957.

On December 13, 2001, the agency issued \$64,580,000 in Homeownership Program Bonds, Issue 2001-3 A & B to partially refund short-term convertible drawdown notes 2000CN-1, which was used on January 2, 2001 and on March 13, 2001 to refund certain bonds and notes previously issued in the Mortgage Finance Program and the Homeownership Program. Because long-term bonds were used to refund short-term notes, neither the change in debt service nor the economic gain disclosures are appropriate.

Also on December 13, 2001, the agency drew down \$52,580,000 of short-term convertible drawdown notes, 2001CN-1. Of this amount, \$20,285,000 was used to refund at maturity the 2000CN-1 draw down notes on December 15, 2001. The remaining \$32,295,000 was used on January 2, 2002 to refund certain bonds previously issued in the Mortgage Finance Program and the Homeownership Program (this amount consists of \$23,660,000 early redemption and \$8,635,000 current maturities). The carrying amount of these bonds was \$32,142,210. The refunding resulted in a difference of \$152,790 between the reacquisition price and the net carrying amount of the old debt. This difference is charged to operations in the current and following year. Because short-term notes were used to refund long-term bonds, neither the change in debt service nor the economic gain disclosures are appropriate.

On April 18, 2002, the agency issued \$85,000,000 in Homeownership Program Bonds, Issue 2002-1 A and B. On June 13, 2002, the agency used \$42,055,000 of these bonds to partially refund the convertible drawdown notes, 2001CN-1, which was used on December 13, 2001 and January 2, 2002 to refund certain bonds and notes previously issued in the Mortgage Finance Program, the Homeownership Program, and the Single Family Mortgage Note Program. Because long-term bonds were used to refund short-term notes, neither the change in debt service nor the economic gain disclosures are appropriate.

On June 13, 2002, the agency drew down \$57,460,000 of the convertible drawdown notes 2001CN-1. These proceeds were used on July 1, 2002 to refund bonds previously issued in the Mortgage Finance Program in the amount of \$21,145,000 and the Homeownership Program in the amount of \$36,315,000.

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Details of the bond retirements by issue are as follows:

Six Months Ended December 31, 2003

Date of Call	Issue	Par Value	Carrying Amount	Call Premium	Expense	Deferred Amount	Source of Funds
MORTGAGE FINANCE PROGRAM BONDS							
07/01/2003	93A	\$6,630,000	\$6,630,000			(\$-0-)	Current Refunding
07/01/2003	94A	19,505,000	19,396,842			(108,158)	Current Refunding
07/01/2003	94B	5,735,000	5,690,175			(44,825)	Current Refunding
07/01/2003	95A	28,880,000	28,622,435			(257,565)	Current Refunding
07/01/2003	95BC	2,730,000	2,701,855			(28,145)	Current Refunding
07/01/2003	95BC	1,755,000	1,736,907		(\$18,093)		Prepayments
9/17/2003	93A	191,920,000	194,272,564	\$3,053,400		(700,836)	Current Refunding
11/03/2003	94A	895,000	889,907			(5,093)	Current Refunding
11/03/2003	94B	6,655,000	6,595,741			(59,259)	Current Refunding
11/03/2003	95A	2,800,000	2,793,352			(6,648)	Current Refunding
11/03/2003	95BC	1,110,000	1,097,323			(12,677)	Current Refunding
11/03/2003	95BC	2,705,000	2,674,107		(30,893)		Prepayments
Sub-Total-		\$271,320,000	\$273,101,208	\$3,053,400	(\$48,986)	(\$1,223,206)	
HOMEOWNERSHIP PROGRAM BONDS							
07/01/2003	91WX	\$8,000,000	\$7,934,812			(\$65,188)	Current Refunding
07/01/2003	91WX	825,000	818,277		(\$6,723)		Prepayments
07/01/2003	92Y1Z1	1,335,000	1,325,642		(9,358)		Prepayments
07/01/2003	92Y2Z2	700,000	693,831			(6,169)	Current Refunding
07/01/2003	92Y2Z2	510,000	505,506		(4,494)		Prepayments
07/01/2003	95-1	3,330,000	3,320,623			(9,377)	Current Refunding
07/01/2003	95-1	110,000	109,690		(310)		Prepayments
07/01/2003	96-1	2,070,000	2,055,357			(14,643)	Current Refunding
07/01/2003	96-1	1,025,000	1,017,749		(7,251)		Prepayments
07/01/2003	96-2	5,600,000	5,551,587			(48,413)	Current Refunding
07/01/2003	96-2	2,170,000	2,151,240		(18,760)		Prepayments
07/01/2003	96-3	4,995,000	4,948,673			(46,327)	Current Refunding
07/01/2003	96-4	8,485,000	8,394,729			(90,271)	Current Refunding
07/01/2003	96-4	950,000	939,893		(10,107)		Prepayments
07/01/2003	96-5	4,345,000	4,296,694			(48,306)	Current Refunding
07/01/2003	97-1	3,635,000	3,597,867			(37,133)	Current Refunding
07/01/2003	97-1	275,000	272,191		(2,809)		Prepayments
07/01/2003	97-2	3,170,000	3,147,949			(22,051)	Current Refunding
07/01/2003	97-2	385,000	382,322		(2,678)		Prepayments
07/01/2003	97-3	32,495,000	32,256,211			(238,789)	Current Refunding
07/01/2003	97-3	1,713,222	1,700,589		(12,633)		Prepayments
07/01/2003	98-1	1,500,000	1,482,991			(17,009)	Current Refunding
07/01/2003	98-1	40,000	39,546		(454)		Prepayments
07/01/2003	98-2	2,195,000	2,172,466			(22,534)	Current Refunding
07/01/2003	98-3	4,850,000	4,819,462			(30,538)	Current Refunding
07/01/2003	98-3	1,380,000	1,371,655		(8,345)		Prepayments
07/01/2003	99-1	2,390,000	2,365,596			(24,404)	Current Refunding
07/01/2003	99-1	865,000	856,168		(8,832)		Prepayments
07/01/2003	99-2	7,425,000	7,376,112			(48,888)	Current Refunding
07/01/2003	99-2	1,170,000	1,162,296		(7,704)		Prepayments
07/01/2003	99-3	9,640,000	9,549,974			(90,026)	Current Refunding
07/01/2003	99-3	660,000	653,836		(6,164)		Prepayments
07/01/2003	2000-1	12,930,000	12,834,726			(95,274)	Current Refunding
07/01/2003	2000-1	525,000	521,132		(3,868)		Prepayments
07/01/2003	2000-2	2,520,000	2,503,012			(16,988)	Current Refunding
07/01/2003	2000-2	2,905,000	2,885,417		(19,583)		Prepayments
07/01/2003	2001-1	6,035,000	6,007,135		(27,865)		Prepayments
07/01/2003	2001-2	1,400,000	1,384,272			(15,728)	Current Refunding
07/01/2003	2001-3	2,810,000	2,778,979			(31,021)	Current Refunding
07/01/2003	2002-1	995,000	990,936			(4,064)	Current Refunding
07/01/2003	2002-1	200,000	198,535		(1,465)		Prepayments
07/01/2003	2002-2	1,505,000	1,493,467			(11,533)	Current Refunding
07/01/2003	2002-2	140,000	138,927		(1,073)		Prepayments

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Six Months Ended December 31, 2003 (cont.)

Date of Call	Issue	Par Value	Carrying Amount	Call Premium	Expense	Deferred Amount	Source of Funds
HOMEOWNERSHIP PROGRAM BONDS (cont.)							
11/03/2003	91WX	5,995,000	5,975,643			(19,357)	Current Refunding
11/03/2003	91WX	1,735,000	1,729,398		(5,602)		Prepayments
11/03/2003	92Y1Z1	2,320,000	2,299,769		(20,231)		Prepayments
11/03/2003	92Y2Z2	1,425,000	1,414,721		(10,279)		Prepayments
11/03/2003	95-1	1,290,000	1,286,537			(3,463)	Current Refunding
11/03/2003	95-1	290,000	289,222		(778)		Prepayments
11/03/2003	96-1	540,000	536,253			(3,747)	Current Refunding
11/03/2003	96-1	1,625,000	1,613,723		(11,277)		Prepayments
11/03/2003	96-2	1,800,000	1,785,298			(14,702)	Current Refunding
11/03/2003	96-2	2,940,000	2,915,987		(24,013)		Prepayments
11/03/2003	96-3	2,645,000	2,620,666			(24,334)	Current Refunding
11/03/2003	96-3	130,000	128,804		(1,196)		Prepayments
11/03/2003	96-4	3,240,000	3,208,945			(31,055)	Current Refunding
11/03/2003	96-4	1,370,000	1,356,869		(13,131)		Prepayments
11/03/2003	96-5	3,150,000	3,115,157			(34,843)	Current Refunding
11/03/2003	96-5	145,000	143,396		(1,604)		Prepayments
11/03/2003	97-1	2,535,000	2,510,835			(24,165)	Current Refunding
11/03/2003	97-1	950,000	940,944		(9,056)		Prepayments
11/03/2003	97-2	1,695,000	1,683,658			(11,342)	Current Refunding
11/03/2003	97-2	1,205,000	1,196,937		(8,063)		Prepayments
11/03/2003	98-1	2,015,000	1,993,979			(21,021)	Current Refunding
11/03/2003	98-1	1,650,000	1,632,787		(17,213)		Prepayments
11/03/2003	98-2	1,820,000	1,801,593			(18,407)	Current Refunding
11/03/2003	98-2	550,000	544,438		(5,562)		Prepayments
11/03/2003	98-3	3,495,000	3,475,461			(19,539)	Current Refunding
11/03/2003	98-3	3,985,000	3,962,722		(22,278)		Prepayments
11/03/2003	99-1	1,460,000	1,446,171			(13,829)	Current Refunding
11/03/2003	99-1	1,795,000	1,777,998		(17,002)		Prepayments
11/03/2003	99-2	6,385,000	6,345,433			(39,567)	Current Refunding
11/03/2003	99-2	3,415,000	3,393,838		(21,162)		Prepayments
11/03/2003	99-3	9,800,000	9,710,948			(89,052)	Current Refunding
11/03/2003	99-3	2,655,000	2,630,874		(24,126)		Prepayments
11/03/2003	2000-1	13,575,000	13,478,237			(96,763)	Current Refunding
11/03/2003	2000-1	2,225,000	2,209,140		(15,860)		Prepayments
11/03/2003	2000-2	7,015,000	6,974,130			(40,870)	Current Refunding
11/03/2003	2000-2	3,465,000	3,444,813		(20,187)		Prepayments
11/03/2003	2001-1	25,000	24,868			(132)	Current Refunding
11/03/2003	2001-1	6,690,000	6,654,604		(35,396)		Prepayments
11/03/2003	2001-2	1,810,000	1,786,512			(23,488)	Current Refunding
11/03/2003	2001-2	360,000	355,328		(4,672)		Prepayments
11/03/2003	2001-3	2,235,000	2,209,277			(25,723)	Current Refunding
11/03/2003	2001-3	1,025,000	1,013,203		(11,797)		Prepayments
11/03/2003	2002-1	3,330,000	3,305,123			(24,877)	Current Refunding
11/03/2003	2002-1	1,465,000	1,454,055		(10,945)		Prepayments
11/03/2003	2002-2	2,040,000	2,024,836			(15,164)	Current Refunding
11/03/2003	2002-2	585,000	580,651		(4,349)		Prepayments
Sub-Total		\$272,098,222	\$269,991,853	\$-0-	(\$476,255)	(\$1,630,114)	
Total		\$543,418,222	\$543,093,061	\$3,053,400	(\$525,241)	(\$2,853,320)	

Six Months Ended December 31, 2002

Date of Call	Issue	Par Value	Carrying Amount	Call Premium	Expense	Deferred Amount	Source of Funds
MORTGAGE FINANCE PROGRAM BONDS							
07/01/2002	93A	\$9,090,000	9,073,269			(\$16,731)	Current Refunding
07/01/2002	94A	2,075,000	2,068,667			(6,333)	Current Refunding
07/01/2002	94B	4,905,000	4,869,450			(35,550)	Current Refunding
07/01/2002	95A	3,775,000	3,743,693			(31,307)	Current Refunding
07/01/2002	95BC	1,300,000	1,284,618			(15,382)	Current Refunding
07/01/2002	95BC	1,325,000	1,309,323		(\$15,677)		Prepayments
Sub-Total-		\$22,470,000	\$22,349,020	\$-0-	(\$15,677)	(\$105,303)	

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Six Months Ended December 31, 2002 (cont.)

Date of Call	Issue	Par Value	Carrying Amount	Call Premium	Expense	Deferred Amount	Source of Funds
HOMEOWNERSHIP PROGRAM BONDS							
07/01/2002	G	\$5,000	\$5,000			(\$-0-)	Current Refunding
07/01/2002	91WX	5,330,000	5,261,435			(68,565)	Current Refunding
07/01/2002	91WX	1,145,000	1,130,271		(14,729)		Prepayments
07/01/2002	92Y1Z1	2,100,000	2,076,360			(23,640)	Current Refunding
07/01/2002	92Y2Z2	1,730,000	1,714,106			(15,894)	Current Refunding
07/01/2002	92Y2Z2	65,000	64,403		(597)		Prepayments
07/01/2002	95-1	860,000	857,445			(2,555)	Current Refunding
07/01/2002	95-1	275,000	274,183		(817)		Prepayments
07/01/2002	96-1	445,000	441,672			(3,328)	Current Refunding
07/01/2002	96-1	1,275,000	1,265,464		(9,536)		Prepayments
07/01/2002	96-2	1,080,000	1,070,465			(9,535)	Current Refunding
07/01/2002	96-2	1,190,000	1,179,494		(10,506)		Prepayments
07/01/2002	96-3	1,690,000	1,673,425			(16,575)	Current Refunding
07/01/2002	96-3	125,000	123,774		(1,226)		Prepayments
07/01/2002	96-4	1,890,000	1,870,048			(19,952)	Current Refunding
07/01/2002	96-4	695,000	687,663		(7,337)		Prepayments
07/01/2002	96-5	1,970,000	1,953,294			(16,706)	Current Refunding
07/01/2002	97-1	1,200,000	1,187,691			(12,309)	Current Refunding
07/01/2002	97-1	95,000	94,026		(974)		Prepayments
07/01/2002	97-2	1,110,000	1,103,445			(6,555)	Current Refunding
07/01/2002	97-3	1,220,909	1,215,450		(5,459)		Prepayments
07/01/2002	98-1	1,000,000	989,385			(10,615)	Current Refunding
07/01/2002	98-2	965,000	955,136			(9,864)	Current Refunding
07/01/2002	98-3	1,955,000	1,943,186			(11,814)	Current Refunding
07/01/2002	98-3	620,000	616,253		(3,747)		Prepayments
07/01/2002	99-1	520,000	514,655			(5,345)	Current Refunding
07/01/2002	99-1	15,000	14,846		(154)		Prepayments
07/01/2002	99-2	2,335,000	2,320,566			(14,434)	Current Refunding
07/01/2002	99-3	6,305,000	6,244,180			(60,820)	Current Refunding
07/01/2002	99-3	405,000	401,093		(3,907)		Prepayments
07/01/2002	2000-1	3,320,000	3,299,001			(20,999)	Current Refunding
07/01/2002	2000-2	100,000	100,000			-0-	Current Refunding
07/01/2002	2000-2	3,130,000	3,104,459		(25,541)		Prepayments
07/01/2002	2001-1	6,030,000	5,996,279		(33,721)		Prepayments
07/01/2002	2001-2	365,000	360,102			(4,898)	Current Refunding
07/01/2002	2001-2	55,000	54,262		(738)		Prepayments
07/01/2002	2001-3	40,000	39,512			(488)	Current Refunding
07/01/2002	2001-3	20,000	19,756		(244)		Prepayments
	Sub-Total	\$52,675,909	\$52,221,785	\$-0-	(\$119,233)	(\$334,891)	
	Total	\$75,145,909	\$74,570,805	\$-0-	(\$134,910)	(\$440,194)	

Year Ended June 30, 2003

Date of Call	Issue	Par Value	Carrying Amount	Call Premium	Expense	Deferred Amount	Source of Funds
MORTGAGE FINANCE PROGRAM BONDS							
07/01/2002	93A	\$9,090,000	\$9,073,269		(\$16,731)		Current Refunding
07/01/2002	94A	2,075,000	2,068,667		(6,333)		Current Refunding
07/01/2002	94B	4,905,000	4,869,450		(35,550)		Current Refunding
07/01/2002	95A	3,775,000	3,743,693		(31,307)		Current Refunding
07/01/2002	95BC	1,300,000	1,284,618		(15,382)		Current Refunding
07/01/2002	95BC	1,325,000	1,309,323		(15,677)		Prepayments
01/02/2003	93A	10,275,000	10,252,907		(22,093)		Current Refunding
01/02/2003	94A	2,545,000	2,533,001		(11,999)		Current Refunding
01/02/2003	94B	4,590,000	4,558,384		(31,616)		Current Refunding
01/02/2003	95A	3,190,000	3,165,373		(24,627)		Current Refunding
01/02/2003	95BC	1,580,000	1,563,814		(16,186)		Current Refunding
01/02/2003	95BC	1,795,000	1,776,612		(18,388)		Prepayments
	Sub-Total-	\$46,445,000	\$46,199,111	\$-0-	(\$245,889)	(\$-0-)	

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NOTES TO THE FINANCIAL STATEMENTS (CONT.)
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Year Ended June 30, 2003 (cont.)

Date of Call	Issue	Par Value	Carrying Amount	Call Premium	Expense	Deferred Amount	Source of Funds
HOMEOWNERSHIP PROGRAM BONDS							
07/01/2002	G	\$5,000	\$5,000		(\$0-)		Current Refunding
07/01/2002	91WX	5,330,000	5,261,435		(68,565)		Current Refunding
07/01/2002	91WX	1,145,000	1,130,271		(14,729)		Prepayments
07/01/2002	92Y1Z1	2,100,000	2,076,360		(23,640)		Current Refunding
07/01/2002	92Y2Z2	1,730,000	1,714,106		(15,894)		Current Refunding
07/01/2002	92Y2Z2	65,000	64,403		(597)		Prepayments
07/01/2002	95-1	860,000	857,445		(2,555)		Current Refunding
07/01/2002	95-1	275,000	274,183		(817)		Prepayments
07/01/2002	96-1	445,000	441,672		(3,328)		Current Refunding
07/01/2002	96-1	1,275,000	1,265,464		(9,536)		Prepayments
07/01/2002	96-2	1,080,000	1,070,465		(9,535)		Current Refunding
07/01/2002	96-2	1,190,000	1,179,494		(10,506)		Prepayments
07/01/2002	96-3	1,690,000	1,673,425		(16,575)		Current Refunding
07/01/2002	96-3	125,000	123,774		(1,226)		Prepayments
07/01/2002	96-4	1,890,000	1,870,048		(19,952)		Current Refunding
07/01/2002	96-4	695,000	687,663		(7,337)		Prepayments
07/01/2002	96-5	1,970,000	1,953,294		(16,706)		Current Refunding
07/01/2002	97-1	1,200,000	1,187,691		(12,309)		Current Refunding
07/01/2002	97-1	95,000	94,026		(974)		Prepayments
07/01/2002	97-2	1,110,000	1,103,445		(6,555)		Current Refunding
07/01/2002	97-3	1,220,909	1,215,450		(5,459)		Prepayments
07/01/2002	98-1	1,000,000	989,385		(10,615)		Current Refunding
07/01/2002	98-2	965,000	955,136		(9,864)		Current Refunding
07/01/2002	98-3	1,955,000	1,943,186		(11,814)		Current Refunding
07/01/2002	98-3	620,000	616,253		(3,747)		Prepayments
07/01/2002	99-1	520,000	514,655		(5,345)		Current Refunding
07/01/2002	99-1	15,000	14,846		(154)		Prepayments
07/01/2002	99-2	2,335,000	2,320,566		(14,434)		Current Refunding
07/01/2002	99-3	6,305,000	6,244,180		(60,820)		Current Refunding
07/01/2002	99-3	405,000	401,093		(3,907)		Prepayments
07/01/2002	2000-1	3,320,000	3,299,001		(20,999)		Current Refunding
07/01/2002	2000-2	100,000	100,000		(0-)		Current Refunding
07/01/2002	2000-2	3,130,000	3,104,459		(25,541)		Prepayments
07/01/2002	2001-1	6,030,000	5,996,279		(33,721)		Prepayments
07/01/2002	2001-2	365,000	360,102		(4,898)		Current Refunding
07/01/2002	2001-2	55,000	54,262		(738)		Prepayments
07/01/2002	2001-3	40,000	39,512		(488)		Current Refunding
07/01/2002	2001-3	20,000	19,756		(244)		Prepayments
01/02/2003	91WX	1,080,000	1,066,570		(13,430)		Current Refunding
01/02/2003	91WX	2,025,000	1,999,819		(25,181)		Prepayments
01/02/2003	92Y1Z1	565,000	561,996		(3,004)		Current Refunding
01/02/2003	92Y1Z1	985,000	976,894		(8,106)		Prepayments
01/02/2003	92Y2Z2	310,000	307,296		(2,704)		Current Refunding
01/02/2003	92Y2Z2	580,000	574,940		(5,060)		Prepayments
01/02/2003	95-1	1,175,000	1,171,655		(3,345)		Current Refunding
01/02/2003	96-1	290,000	287,882		(2,118)		Current Refunding
01/02/2003	96-1	675,000	670,070		(4,930)		Prepayments
01/02/2003	96-2	1,405,000	1,392,890		(12,110)		Current Refunding
01/02/2003	96-2	1,605,000	1,591,166		(13,834)		Prepayments
01/02/2003	96-3	1,610,000	1,595,289		(14,711)		Current Refunding
01/02/2003	96-4	1,830,000	1,811,156		(18,844)		Current Refunding
01/02/2003	96-4	460,000	455,263		(4,737)		Prepayments
01/02/2003	96-5	2,485,000	2,456,395		(28,605)		Current Refunding
01/02/2003	97-1	2,125,000	2,103,717		(21,283)		Current Refunding
01/02/2003	97-1	160,000	158,398		(1,602)		Prepayments
01/02/2003	97-2	1,925,000	1,911,561		(13,439)		Current Refunding
01/02/2003	97-2	960,000	953,298		(6,702)		Prepayments
01/02/2003	97-3	1,490,267	1,484,023		(6,244)		Prepayments
01/02/2003	98-1	2,170,000	2,146,388		(23,612)		Current Refunding
01/02/2003	98-1	1,315,000	1,300,691		(14,309)		Prepayments

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01/02/2003	98-2	1,250,000	1,236,958		(13,042)		Current Refunding
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Year Ended June 30, 2003 (cont.)

Date of Call	Issue	Par Value	Carrying Amount	Call Premium	Expense	Deferred Amount	Source of Funds
HOMEOWNERSHIP PROGRAM BONDS (cont.)							
01/02/2003	98-2	795,000	786,705		(8,295)		Prepayments
01/02/2003	98-3	2,220,000	2,206,857		(13,143)		Current Refunding
01/02/2003	98-3	1,775,000	1,764,491		(10,509)		Prepayments
01/02/2003	99-1	1,650,000	1,634,364		(15,636)		Current Refunding
01/02/2003	99-1	1,420,000	1,406,543		(13,457)		Prepayments
01/02/2003	99-2	3,480,000	3,457,471		(22,529)		Current Refunding
01/02/2003	99-2	1,890,000	1,877,764		(12,236)		Prepayments
01/02/2003	99-3	6,980,000	6,914,055		(65,945)		Current Refunding
01/02/2003	99-3	1,905,000	1,887,002		(17,998)		Prepayments
01/02/2003	2000-1	5,140,000	5,101,889		(38,111)		Current Refunding
01/02/2003	2000-1	990,000	982,660		(7,340)		Prepayments
01/02/2003	2000-2	410,000	405,075		(4,925)		Current Refunding
01/02/2003	2000-2	2,205,000	2,189,958		(15,042)		Prepayments
01/02/2003	2001-1	515,000	512,207		(2,793)		Current Refunding
01/02/2003	2001-1	4,335,000	4,311,492		(23,508)		Prepayments
01/02/2003	2001-2	1,325,000	1,310,962		(14,038)		Current Refunding
01/02/2003	2001-3	2,540,000	2,513,460		(26,540)		Current Refunding
01/02/2003	2002-1	450,000	446,606		(3,394)		Current Refunding
01/02/2003	2002-1	200,000	198,491		(1,509)		Prepayments
03/01/2003	2000-2	235,000	233,500		(1,500)		Current Refunding
	Sub-Total	\$121,611,176	\$120,577,652	\$-0-	(\$1,033,524)	(\$-0-)	
	Total	\$168,056,176	\$166,776,763	\$-0-	(\$1,279,413)	(\$-0-)	

Year Ended June 30, 2002

Date of Call	Issue	Par Value	Carrying Amount	Call Premium	Expense	Deferred Amount	Source of Funds
MORTGAGE FINANCE PROGRAM BONDS							
07/01/2001	94A	\$ 590,000	\$ 587,252			(\$2,748)	Current Refunding
07/01/2001	94B	1,150,000	1,142,163			(7,837)	Current Refunding
07/01/2001	95A	1,215,000	1,204,447			(10,553)	Current Refunding
07/01/2001	95BC	740,000	733,909		(\$ 6,091)		Prepayments
07/01/2001	95BC	1,015,000	1,006,646			(8,354)	Current Refunding
10/01/2001	94A	1,500,000	1,493,124			(6,876)	Current Refunding
10/01/2001	94B	2,725,000	2,706,804			(18,196)	Current Refunding
10/01/2001	95A	1,980,000	1,963,143			(16,857)	Current Refunding
10/01/2001	95C	980,000	972,090			(7,910)	Current Refunding
10/01/2001	95C	1,555,000	1,542,449		(12,551)		Prepayments
01/02/2002	93A	4,990,000	4,970,404			(19,596)	Current Refunding
01/02/2002	94A	715,000	711,728			(3,272)	Current Refunding
01/02/2002	94B	990,000	983,434			(6,566)	Current Refunding
01/02/2002	95A	785,000	778,375			(6,625)	Current Refunding
01/02/2002	95BC	590,000	585,273			(4,727)	Current Refunding
01/02/2002	95BC	160,000	158,718		(1,282)		Prepayments
	Sub-Total-	\$ 21,680,000	\$21,539,959	\$-0-	(\$19,924)	(\$120,117)	

HOMEOWNERSHIP PROGRAM BONDS

07/01/2001	89MN	\$ 25,345,000	\$ 25,092,814	\$ 253,450		(\$505,636)	Current Refunding
07/01/2001	89O	5,000	4,056	50		(994)	Current Refunding
07/01/2001	90P	16,081,965	16,036,893	321,639		(366,711)	Current Refunding
07/01/2001	90ST	46,335,000	45,921,999	931,200		(1,344,201)	Current Refunding
07/01/2001	91UV	21,135,000	20,957,990	422,700		(599,710)	Current Refunding
07/01/2001	92Y1Z1	610,000	605,408			(4,592)	Current Refunding
07/01/2001	92Y2Z2	290,000	287,814			(2,186)	Current Refunding
07/01/2001	96-1	380,000	377,708		(\$2,292)		Prepayments
07/01/2001	96-2	60,000	59,582		(418)		Prepayments
07/01/2001	96-3	955,000	946,907			(8,093)	Current Refunding
07/01/2001	96-4	1,360,000	1,347,510			(12,490)	Current Refunding
07/01/2001	96-5	625,000	618,651			(6,349)	Current Refunding
07/01/2001	97-3	292,315	290,814		(1,501)		Prepayments

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07/01/2001	99-1	120,000	118,971			(1,029)	Current Refunding
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Year Ended June 30, 2002 (cont.)

Date of Call	Issue	Par Value	Carrying Amount	Call Premium	Expense	Deferred Amount	Source of Funds
HOMEOWNERSHIP PROGRAM BONDS (cont.)							
07/01/2001	99-2	550,000	546,929			(3,071)	Current Refunding
07/01/2001	99-3	690,000	684,294			(5,706)	Current Refunding
07/01/2001	2000-2	95,000	94,633		(367)		Prepayments
10/01/2001	91WX	4,000,000	3,963,779			(36,221)	Current Refunding
10/01/2001	91WX	1,515,000	1,501,281		(13,719)		Prepayments
10/01/2001	92Y1Z1	4,565,000	4,531,282			(33,718)	Current Refunding
10/01/2001	92Y1Z1	330,000	327,563		(2,437)		Prepayments
10/01/2001	92Y2Z2	655,000	650,145			(4,855)	Current Refunding
10/01/2001	92Y2Z2	205,000	203,481		(1,519)		Prepayments
10/01/2001	95-1	875,000	872,752			(2,248)	Current Refunding
10/01/2001	96-1	600,000	596,443			(3,557)	Current Refunding
10/01/2001	96-1	620,000	616,325		(3,675)		Prepayments
10/01/2001	96-2	1,435,000	1,425,174			(9,826)	Current Refunding
10/01/2001	96-2	1,100,000	1,092,468		(7,532)		Prepayments
10/01/2001	96-3	740,000	733,820			(6,180)	Current Refunding
10/01/2001	96-4	1,435,000	1,422,185			(12,815)	Current Refunding
10/01/2001	96-4	420,000	416,249		(3,751)		Prepayments
10/01/2001	96-5	1,555,000	1,539,435			(15,565)	Current Refunding
10/01/2001	97-1	1,440,000	1,427,754			(12,246)	Current Refunding
10/01/2001	97-1	380,000	376,769		(3,231)		Prepayments
10/01/2001	97-2	545,000	541,844			(3,156)	Current Refunding
10/01/2001	97-2	315,000	313,176		(1,824)		Prepayments
10/01/2001	98-1	1,040,000	1,030,656			(9,344)	Current Refunding
10/01/2001	98-1	345,000	341,900		(3,100)		Prepayments
10/01/2001	98-2	535,000	530,143			(4,857)	Current Refunding
10/01/2001	98-2	100,000	99,092		(908)		Prepayments
10/01/2001	98-3	1,305,000	1,298,475			(6,525)	Current Refunding
10/01/2001	98-3	990,000	985,050		(4,950)		Prepayments
10/01/2001	99-1	215,000	213,308			(1,692)	Current Refunding
10/01/2001	99-1	290,000	287,674		(2,326)		Prepayments
10/01/2001	99-2	1,895,000	1,884,559			(10,441)	Current Refunding
10/01/2001	99-2	1,010,000	1,004,435		(5,565)		Prepayments
10/01/2001	99-3	2,115,000	2,097,743			(17,257)	Current Refunding
10/01/2001	99-3	525,000	520,716		(4,284)		Prepayments
10/01/2001	2000-1	1,605,000	1,594,638			(10,362)	Current Refunding
10/01/2001	2000-1	175,000	173,870		(1,130)		Prepayments
10/01/2001	2000-2	165,000	164,105		(895)		Prepayments
01/02/2002	91WX	1,155,000	1,144,829		(10,171)		Prepayments
01/02/2002	92Y1Z1	300,000	297,806			(2,194)	Current Refunding
01/02/2002	92Y2Z2	1,110,000	1,101,835			(8,165)	Current Refunding
01/02/2002	95-1	555,000	553,584			(1,416)	Current Refunding
01/02/2002	95-1	40,000	39,898		(102)		Prepayments
01/02/2002	96-1	175,000	173,970			(1,030)	Current Refunding
01/02/2002	96-1	195,000	193,852		(1,148)		Prepayments
01/02/2002	96-2	570,000	566,125			(3,875)	Current Refunding
01/02/2002	96-2	440,000	437,008		(2,992)		Prepayments
01/02/2002	96-3	645,000	639,651			(5,349)	Current Refunding
01/02/2002	96-4	965,000	956,442			(8,558)	Current Refunding
01/02/2002	96-4	60,000	59,468		(532)		Prepayments
01/02/2002	96-5	715,000	707,882			(7,118)	Current Refunding
01/02/2002	97-1	905,000	897,353			(7,647)	Current Refunding
01/02/2002	97-2	395,000	392,747			(2,253)	Current Refunding
01/02/2002	97-2	250,000	248,574		(1,426)		Prepayments
01/02/2002	97-3	1,440,242	1,433,227		(7,015)		Prepayments
01/02/2002	98-1	490,000	485,661			(4,339)	Current Refunding
01/02/2002	98-1	380,000	376,635		(3,365)		Prepayments
01/02/2002	98-2	490,000	485,617			(4,383)	Current Refunding
01/02/2002	98-2	185,000	183,345		(1,655)		Prepayments
01/02/2002	98-3	1,135,000	1,129,361			(5,639)	Current Refunding

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01/02/2002	98-3	1,075,000	1,069,659		(5,341)		Prepayments
01/02/2002	99-1	1,800,000	1,785,567			(14,433)	Current Refunding

Year Ended June 30, 2002 (cont.)

Date of Call	Issue	Par Value	Carrying Amount	Call Premium	Expense	Deferred Amount	Source of Funds
HOMEOWNERSHIP PROGRAM BONDS (cont.)							
01/02/2002	99-1	375,000	372,038		(2,962)		Prepayments
01/02/2002	99-2	2,285,000	2,272,578			(12,422)	Current Refunding
01/02/2002	99-2	695,000	691,222		(3,778)		Prepayments
01/02/2002	99-3	2,215,000	2,197,170			(17,830)	Current Refunding
01/02/2002	99-3	605,000	600,130		(4,870)		Prepayments
01/02/2002	2000-1	840,000	834,647			(5,353)	Current Refunding
01/02/2002	2000-1	295,000	293,120		(1,880)		Prepayments
01/02/2002	2000-2	585,000	581,886		(3,114)		Prepayments
01/02/2002	2001-1	3,670,000	3,647,853		(22,147)		Prepayments
	Sub-Total	\$177,004,522	\$175,622,002	\$1,929,039	(\$137,922)	(\$3,173,637)	
	Total	\$198,684,522	\$197,161,961	\$1,929,039	(\$157,846)	(\$3,293,754)	

Under the bond resolutions, the agency has the option to redeem bonds at an initial price of 103 percent and subsequently at prices declining to par. Generally, the redemption option cannot be exercised prior to the time the bonds have been outstanding for ten years. Certain special redemption options, as governed by the bond resolutions, are permitted prior to that time.

The bonds are secured, as described in the applicable bond resolutions, by the revenues, monies, investments, mortgage loans and other assets in the funds and accounts established by the resolutions.

d. Long-term Liability Activity

The following table is a summary of the long-term liability activity for the six months ended December 31, 2003.

Long-term Liabilities (Thousands)				
	Beginning Balance			Ending Balance
	July 1, 2003	Additions	Reductions	December 31, 2003
Notes Payable	\$51,070	\$279,820	(\$64,625)	\$266,265
Bonds Payable	1,776,991	330,666	(561,401)	1,546,256
Less: Deferred Amount on Refundings	(7,485)	(3,894)	411	(10,968)
Compensated Absences	627	145	(222)	550
Escrow Deposits	15,302	1,972	(2,567)	14,707
Arbitrage Rebate Payable	2,277	-0-	(95)	2,182
Deferred Revenue	392	390	(433)	349
Total	\$1,839,174	\$609,099	(\$628,932)	\$1,819,341

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NOTES TO THE FINANCIAL STATEMENTS (CONT.)
DECEMBER 31, 2003 (Unaudited), DECEMBER 31, 2002 (Unaudited)
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The following table is a summary of the long-term liability activity for the six months ended December 31, 2002.

Long-term Liabilities (Thousands)				
	Beginning Balance			Ending Balance
	<u>July 1, 2002</u>	<u>Additions</u>	<u>Reductions</u>	<u>December 31, 2002</u>
Bonds Payable	\$1,722,311	\$87,029	(\$112,956)	\$1,696,384
Less: Deferred Amount on Refundings	(8,227)	(462)	833	(7,856)
Compensated Absences	267	126	(183)	210
Escrow Deposits	14,054	459	(183)	14,330
Arbitrage Rebate Payable	3,935	-0-	(1,643)	2,292
Deferred Revenue	720	1,781	(2,481)	20
Total	\$1,733,060	\$88,933	(\$116,613)	\$1,705,380

The following table is a summary of the long-term liability activity for the year ended June 30, 2003.

Long-term Liabilities (Thousands)				
	Beginning Balance			Ending Balance
	<u>July 1, 2002</u>	<u>Additions</u>	<u>Reductions</u>	<u>June 30, 2003</u>
Notes Payable	\$-0-	\$76,730	(\$25,660)	\$51,070
Bonds Payable	1,828,621	139,095	(190,725)	1,776,991
Less: Deferred Amount on Refundings	(8,227)	(-0-)	742	(7,485)
Compensated Absences	523	453	(349)	627
Escrow Deposits	14,633	3,251	(2,582)	15,302
Arbitrage Rebate Payable	3,935	728	(2,386)	2,277
Deferred Revenue	720	3,959	(4,287)	392
Total	\$1,840,205	\$224,216	(\$225,247)	\$1,839,174

The following table is a summary of the long-term liability activity for the year ended June 30, 2002.

Long-term Liabilities (Thousands)				
	Beginning Balance			Ending Balance
	<u>July 1, 2001</u>	<u>Additions</u>	<u>Reductions</u>	<u>June 30, 2002</u>
Bonds Payable	\$1,856,326	\$213,691	(\$241,396)	\$1,828,621
Less: Deferred Amount on Refundings	(5,831)	(3,134)	738	(8,227)
Compensated Absences	469	448	(394)	523
Escrow Deposits	14,829	1,779	(1,975)	14,633
Arbitrage Rebate Payable	6,587	1,289	(3,941)	3,935
Deferred Revenue	857	4,067	(4,204)	720
Total	\$1,873,237	\$218,140	(\$251,172)	\$1,840,205

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DECEMBER 31, 2003 (Unaudited), DECEMBER 31, 2002 (Unaudited)
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e. Notes Issued and Outstanding

The Single Family Mortgage Notes Trust Indenture, dated December 1, 1997 (the "Trust Indenture"), provided for the issuance of agency drawdown notes with a maximum aggregate principal amount of \$65,000,000. On April 1, 1999, the Trust Indenture was supplemented providing for the maximum aggregate principal amount to be \$200,000,000. On December 1, 2002, the Trust Indenture was supplemented providing for the maximum aggregate principal amount to be \$450,000,000.

The notes bear interest, payable on the second Thursday of each succeeding month with respect to the principal amount drawn down by the agency. The interest rate is equal to ninety percent (90%) of the bond equivalent yield as determined on the related rate date. On December 1, 2002 the interest rate was changed to ninety-nine percent (99%) of the bond equivalent yield as determined on the related rate date.

The following table is a summary of the note activity for the six months ended December 31, 2003.

NOTES ISSUED AND OUTSTANDING							
(Thousands)							
<u>Series</u>	<u>Maturity</u>	<u>Stated Principal</u>	<u>Interest Rate (Percent)</u>	<u>Beginning Balance 7/01/2003</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance 12/31/2003</u>
<u>SINGLE FAMILY MORTGAGE NOTES</u>							
2002CN-1	12/8/2005	450,000	1.206	\$51,070	\$279,820	(\$64,625)	\$266,265
Total Single Family Mortgage Notes				\$51,070	\$279,820	(\$64,625)	\$266,265
Less: Deferred Amount on Refundings				-0-	(-0-)	-0-	(-0-)
Net Single Family Mortgage Notes				\$51,070	\$279,820	(\$64,625)	\$266,265

The following table is a summary of the note activity for the six months ended December 31, 2002.

NOTES ISSUED AND OUTSTANDING							
(Thousands)							
<u>Series</u>	<u>Maturity</u>	<u>Stated Principal</u>	<u>Interest Rate (Percent)</u>	<u>Beginning Balance 7/01/2002</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance 12/31/2002</u>
<u>SINGLE FAMILY MORTGAGE NOTES</u>							
2001CN-1	12/12/2002	200,000	1.608	\$67,985	\$ -0-	(\$67,985)	\$ -0-
2002CN-1	12/8/2005	450,000	1.206	-0-	11,385	-0-	11,385
Total Single Family Mortgage Notes				\$67,985	\$11,385	(\$67,985)	\$11,385
Less: Deferred Amount on Refundings				(76)	(462)	538	-0-
Net Single Family Mortgage Notes				\$67,909	\$10,923	(\$67,447)	\$11,385

The following table is a summary of the note activity for the year ended June 30, 2003.

NOTES ISSUED AND OUTSTANDING							
(Thousands)							
<u>Series</u>	<u>Maturity</u>	<u>Stated Principal</u>	<u>Interest Rate (Percent)</u>	<u>Beginning Balance 7/01/2002</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance 6/30/2003</u>
<u>SINGLE FAMILY MORTGAGE NOTES</u>							
2001CN-1	12/12/2002	\$200,000	1.608	\$67,985	\$ -0-	(\$67,985)	\$ -0-
2002CN-1	12/8/2005	\$450,000	1.054	-0-	76,730	(25,660)	51,070
Total Single Family Mortgage Notes				\$67,985	\$76,730	(\$93,645)	\$51,070
Less: Deferred Amount on Refundings				(76)	-0-	76	-0-
Net Single Family Mortgage Notes				\$67,909	\$76,730	(\$93,569)	\$51,070

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NOTES TO THE FINANCIAL STATEMENTS (CONT.)
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The activity of the 2002CN-1 notes shown above is also included in the summary of long-term liability activity for the year ended June 30, 2003, in part d. of this note.

The following table is a summary of the note activity for the year ended June 30, 2002.

NOTES ISSUED AND OUTSTANDING							
(Thousands)							
<u>Series</u>	<u>Maturity</u>	<u>Stated Principal</u>	<u>Interest Rate (Percent)</u>	<u>Beginning Balance 7/01/2001</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance 6/30/2002</u>
SINGLE FAMILY MORTGAGE NOTES							
2000CN-1	12/13/2001	\$200,000	5.307	\$84,865	\$ -0-	(\$84,865)	\$ -0-
2001CN-1	12/12/2002	\$200,000	1.608	-0-	110,040	(42,055)	67,985
Total Single Family Mortgage Notes				\$84,865	\$110,040	(\$126,920)	\$67,985
Less: Deferred Amount on Refundings				-0-	(159)	83	(76)
Net Single Family Mortgage Notes				\$84,865	\$109,881	(\$126,837)	\$67,909

NOTE 5. RESTRICTED NET ASSETS

The amount shown on the Statement of Net Assets as Restricted for single family bond programs is contractually pledged, under the bond resolutions of the agency, to the owners of the bonds issued under such bond resolutions. As pledged assets, the contractual provisions of the bond resolutions restrict the use of such assets. However, the assets may be removed from the lien of the bond resolutions if certain parity tests, as established by the respective bond resolutions, are satisfied. Assets removed from the lien of the respective bond resolutions may be used for other purposes.

The amount shown as Restricted for Grant Programs represents unexpended grant money that has been awarded to grantees through various grant programs administered by the agency.

The amount shown as Restricted for Homebuyers Revolving Loan Program represents the amount of net assets that are restricted for a pilot program that funds zero interest loans for down payment and closing costs. The use of these net assets is restricted under legislation enacted in fiscal year 1986.

NOTE 6. DEFINED BENEFIT PENSION PLAN

The agency contributes to the State Employees, Teachers, and Higher Education Employees Pension Plan (SETHEPP), a cost-sharing, multiple-employer defined benefit pension plan administered by the Tennessee Consolidated Retirement System (TCRS). TCRS provides retirement, death, and disability benefits as well as annual cost-of-living adjustments to plan members and their beneficiaries. Title 8, Chapters 34-37, *Tennessee Code Annotated*, establishes benefit provisions. State statutes are amended by the Tennessee General Assembly.

The TCRS issues a publicly available financial report that includes financial statements and required supplementary information for SETHEPP. That report may be obtained by writing to the Tennessee Department of the Treasury, Consolidated Retirement System, 10th Floor Andrew Jackson Building, Nashville, Tennessee, 37243-0230 or by calling (615) 741-8202.

Plan members are noncontributory. The agency is required to contribute at an actuarially determined rate. The current rate is 7.28% of annual covered payroll. Contribution requirements for the agency are established and may be amended by the TCRS' Board of Trustees. The agency's contributions to TCRS for

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the years ended June 30, 2003, 2002, and 2001, were \$448,684, \$353,618, and \$313,976. Those contributions met the required contributions for each year.

NOTE 7. PROVISIONS FOR MORTGAGE LOAN LOSSES

Most mortgage loans are insured by the Federal Housing Administration (FHA) or an approved private mortgage insurance company, or are guaranteed by the Department of Veterans Affairs. The agency's Board of Directors has designated \$750,000 of unrestricted net assets as a provision for possible loan losses arising from participation in the Rural Economic and Community Development (RECD) Loan Guarantee Program. An additional \$232,000 was designated to provide for losses on loans not specifically covered under one of the above programs, and \$500,000 has been designated for self-insurance of second mortgages.

NOTE 8. RISK MANAGEMENT

a. Commercial Insurance

The agency carries commercial insurance for risks of loss related to employee dishonesty; general liability protection; and theft of, damage to, or destruction of real and personal property. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years.

b. Claims Award Fund

The state has set aside assets for claim settlement in an internal service fund, the Claims Award Fund. This fund services all claims for risk of loss to which the state is exposed, including general liability, automobile liability, professional malpractice, and workers' compensation. The agency participates in the Claims Award Fund. The fund allocates the cost of providing claims servicing and claims payment by charging a premium to the agency based on a percentage of the agency's expected loss costs which include both experience and exposures. This charge considers recent trends in actual claims experience of the state as a whole. An actuarial valuation is performed as of each fiscal year-end to determine the fund liability and premium allocation. Since the agency participates in the Claims Award Fund, it is subject to the liability limitations under the provisions of the Tennessee Claims Commission Act, *Tennessee Code Annotated*, Section 9-8-101 et seq. Liability for negligence of the agency for bodily injury and property damage is limited to \$300,000 per person and \$1,000,000 per occurrence. The limits of liability under workers' compensation are set forth in *Tennessee Code Annotated*, Section 50-6-101 et seq. Claims are paid through the state's Claims Award Fund.

c. Employee Group Insurance Fund

The state has also set aside assets in the Employee Group Insurance Fund, an internal service fund, to provide a program of health insurance coverage for the employees of the state with the risk retained by the state. The agency participates in the Employee Group Insurance Fund. The fund allocates the cost of providing claims servicing and claims payment by charging a premium to the agency based on estimates of the ultimate cost of claims that have been reported but not settled and of claims that have been incurred but not reported. Employees and providers have 13 months to file medical claims.

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NOTE 9. OTHER POST-EMPLOYMENT BENEFITS

The State of Tennessee provides and administers a group health insurance program which provides post-employment health insurance benefits to eligible agency retirees. The agency assumes no liability for retiree health care programs. Information related to this plan is available at the statewide level in the *Tennessee Comprehensive Annual Financial Report*.

NOTE 10. PAYMENTS TO PRIMARY GOVERNMENT

From time to time, the State of Tennessee has called upon the agency and its resources, together with resources of other departments, agencies and organizations in state government, to provide funds to the State General Fund to balance the State budget. The following is a description of these occurrences in relationship to the agency. On June 30, 1995, \$15,000,000 from the agency's Housing Program Reserve Fund was transferred to the State General Fund. On June 30, 1998, \$43,000,000 was transferred from the agency to the State General Fund. The \$43,000,000 transferred from the agency came from the following resources of the agency: (i) \$15,459,157 from tax revenues previously directed to the Housing Program Fund; (ii) \$5,028,761 from the Housing Program Reserve Fund; and (iii) \$22,512,082 from the Assets Fund. On June 30, 2002, a transfer from the agency to the primary government in the amount of \$35,367,449 was made from the Assets Fund for the sole purpose of meeting the requirements of funding the operations of the primary government for the year ended June 30, 2002.

NOTE 11. SUBSEQUENT EVENTS

- a. Mortgage prepayments, foreclosure proceeds, and bond proceeds were used to redeem bonds as indicated below:

July 1, 2003	Mortgage Finance Program	\$ 56,570,000
	Homeownership Program	<u>\$148,973,222</u>
	Total	<u>\$205,543,222</u>

- b. On July 1, 2003 a third drawdown was made on the Series 2002CN-1 Notes in the amount of \$190,465,000.

- c. Homeownership Program Bonds, Issue 2003-2, were sold on July 31, 2003. The bond maturities are as follows:

BONDS ISSUED			
(Thousands)			
Series	Maturity Range	Issued Amount	Interest Rate (Percent)
2003-2	7/1/2004-1/1/2034	<u>\$60,000</u>	1.10 to 4.40
TOTAL ALL ISSUES		<u>\$60,000</u>	

- d. On August 14, 2003 a principal redemption was made on the Series 2002CN-1 Notes in the amount of \$27,070,000.

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- e. Mortgage Finance Program Bonds, Issue 2003-A, were sold on September 4, 2003. The bond maturities are as follows:

BONDS ISSUED			
(Thousands)			
Series	Maturity Range	Issued Amount	Interest Rate (Percent)
2003-A	7/1/2004-7/1/2034	\$191,885	1.70 to 5.35
TOTAL ALL ISSUES		<u>\$191,885</u>	

NOTE 12. EVENTS (UNAUDITED) SUBSEQUENT TO THE DATE OF INDEPENDENT AUDITOR'S REPORT

- a. All outstanding 1993 Series A bonds were refunded by issue 2003A on September 17, 2003. Mortgage prepayments and excess reserves were used to call \$39,250,000 of the bonds at par. The Optional Redemption provision was used to call the remaining \$152,670,000 bonds at 102 percent.
- b. Mortgage prepayments, foreclosure proceeds, and bond proceeds were used to redeem bonds as indicated below:

November 3, 2003	Mortgage Finance Program	\$ 14,165,000
	Homeownership Program	<u>\$121,895,000</u>
	Total	<u>\$136,060,000</u>

- c. On November 3, 2003 a fourth drawdown was made on the Series 2002CN-1 Notes in the amount of \$89,355,000.
- d. Homeownership Program Bonds, Issue 2003-3, were sold on November 5, 2003. The bond maturities are as follows:

BONDS ISSUED			
(Thousands)			
Series	Maturity Range	Issued Amount	Interest Rate (Percent)
2003-3	7/1/2004-7/1/2034	\$75,000	1.20 to 5.00
TOTAL ALL ISSUES		<u>\$75,000</u>	

- e. On November 13, 2003 a principal redemption was made on the Series 2002CN-1 Notes in the amount of \$37,555,000.
- f. Mortgage prepayments, foreclosure proceeds, and bond proceeds were used to redeem bonds as indicated below:

January 2, 2004	Mortgage Finance Program	\$35,930,000
	Homeownership Program	<u>\$32,050,000</u>
	Total	<u>\$67,980,000</u>

- g. On January 2, 2004 a fifth drawdown was made on the Series 2002CN-1 Notes in the amount of \$27,700,000.

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h. Homeownership Program Bonds, Issue 2004-1, were sold on March 4, 2004. The bond maturities are as follows:

BONDS ISSUED			
(Thousands)			
		Issued Amount	Interest Rate (Percent)
Series	Maturity Range		
2004-1	1/1/2005-1/1/2035	\$80,000	1.30 to 5.00
TOTAL ALL ISSUES		<u>\$80,000</u>	

i. On March 11, 2004 a principal redemption was made on the Series 2002CN-1 Notes in the amount of \$47,290,000.

j. Mortgage prepayments, foreclosure proceeds, and bond proceeds were used to redeem bonds as indicated below:

April 1, 2004	Mortgage Finance Program	\$15,010,000
	Homeownership Program	<u>\$35,420,000</u>
	Total	<u>\$50,430,000</u>

k. On April 1, 2004 a sixth drawdown was made on the Series 2002CN-1 Notes in the amount of \$26,565,000.